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September 25, 2008

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Title; Project Number(s); Environmental Log Number:

Second Dwelling Unit/Accessory Apartment Ordinance; POD 08-005; Log No.
ER 08-00-003

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666

3. a. Contact Heather Steven, Project Manager
b. Phone number: (858) 495-5802
c. E-mail: heather.steven@sdcounty.ca.gov.

4. Project location:

The County of San Diego is bordered to the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The project covers the Residential and Agricultural Use Regulations of the unincorporated portions of the County of San Diego over which the County has land use jurisdiction.

5. Project Applicant name and address:

County of San Diego, Department of Planning and Land Use

5201 Ruffin Road, Suite B, San Diego, California 92123

6. General Plan Designation
Community Plan: All Community and Subregional Plan Areas
Land Use Designation: Residential and Agricultural
Density: Variable
7. Zoning
Use Regulation: Residential and Agricultural
Minimum Lot Size: Variable
Special Area Regulation: Variable
8. Description of project:
The project is an amendment to the San Diego County Zoning Ordinance to simplify the various accessory dwelling types. Currently, the County Zoning Ordinance Section 6156 identifies four types of accessory dwellings: Second Dwelling Unit, Accessory Apartment, Accessory Living Quarters and Guest Living Quarters. The allowances and limitations for each category overlap often causing confusion for our County customers. Additionally, State law recently amended the allowable "granny housing" provision. "Granny housing" is defined in State Planning law in a manner consistent with a County Accessory Apartment. Changes to State law no longer allow these types of accessory living units to be restricted to occupancy by seniors. Consequently, as a result of the change to State law and the fact that other provisions exist in the zoning ordinance to allow for Second Dwelling Units, the Accessory Apartment provision is no longer necessary. Accessory Apartments and Accessory Living Quarters that were permitted under the existing ordinance will be allowed to remain pursuant to Section 6850 of the Zoning Ordinance.

To simplify the use regulations, DPLU is proposing to reduce the number of accessory units into two types: Second Dwelling Units and Guest Living Quarters. In short, a Second Dwelling Unit has all the accommodations as the primary structure with certain limitations such as structure size while the Guest Living Quarters is designed for the temporary use by guests or people employed on the premises. Guest Living Quarters do not have kitchen facilities or laundry facilities and may not be rented.

Proposed amendments to the Zoning Ordinance consist of the following:

- **Section 1110, "A" Definitions:** Accessory Apartment, note added "repealed";
- **Section 1110, "A" Definitions:** Accessory Living Quarters, note added "repealed";
- **Section 1110, "G" Definitions:** Guest Living Quarters, revised to prohibit wetbars, and deleted the size limitations (which will be relocated to Section 6156.k).

- **Section 6156.k:** Removed the reference to the zones where guest living quarters are permitted. Revised to clarify guest living quarters are permitted on a "legal" lot, removed "or building site". Revised the minimum required lot sizes where guest living quarters are allowed by right and where an Administrative Permit would be required; reduced the square footage that is allowed by right, with additional area allowed subject to approval of an Administrative Permit; added language that guest living quarters shall not be permitted on a lot or parcel having a second dwelling unit, accessory apartment or accessory living quarters. Added AD Permit findings for guest living quarters.
- **Section 6156.l:** Repealing Accessory Living Quarters;
- **Section 6156.w:** Repealing Accessory Apartments;
- **Section 6156.x:** Revisions to subsection 3 to allow a second dwelling unit on a legal lot, of at least one net acre, that does not contain the minimum net area required by the zoning, subject to approval of an Administrative Permit. Revisions to subsection 5 to require an Administrative Permit if another accessory structure (such as a barn or agricultural storage building) is proposed to be attached to a second dwelling unit. Revisions to subsection 12 to change the requirement from a Minor Use Permit to an Administrative Permit and add required findings for granting an Administrative Permit.

See the attached Draft Second Dwelling Unit/Accessory Apartment Ordinance Amendment in strike-out/underline format for a more detailed description of the proposed amendments.

9. Surrounding land uses and setting:

The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and then steep mountains that finally give way to flat to gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the cities in Orange and Riverside Counties. Further east, the land is less developed, with the largest developed area in the eastern portion of the County being the community of Borrego Springs. The eastern portion of the County is unincorporated and mostly undeveloped. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by the Interstates 5, 15, 163, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78 and 94 that all run east and west across the County and State Highways 67 and 79 that all run north and south throughout the western and eastern sides of the County, respectively.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agricultural Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> | <input type="checkbox"/> <u>Land Use & Planning</u> |
| <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population & Housing</u> |
| <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> | <input type="checkbox"/> <u>Transportation/Traffic</u> |
| <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> | |

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Signature

Heather Steven

Printed Name

9/25/08

Date

Land Use/Environmental Planner

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the proposed project will not have any substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable

boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore the proposed project will not have any substantial effect on a scenic resource within a State scenic highway.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project does not propose any visible alterations to the visual environment, including landform modification or construction. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views.

II. AGRICULTURAL RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not conflict or obstruct with the implementation of the RAQS nor the SIP on a project or cumulative level.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

No Impact: This project does not propose any operation or activity that has the potential to create pollutant emissions. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to

change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

No Impact: The project does not propose any construction and/or operation that have the potential to emit any criteria air pollutants. No increase in vehicular trips is anticipated as a result of the project. Further, there are no substantial grading operations associated with the construction of the project. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". As such, the project will not result in the in a cumulatively considerable net increase of PM_{10} , or any O_3 precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not

have a substantial adverse effect on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are

accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not conflict with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an

amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, no substantial adverse change in the significance of a historical resource as defined in 15064.5 would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, no substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 would occur.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a

reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not directly or indirectly destroy a unique geologic feature.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not directly or indirectly destroy a unique paleontological resource or site.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These

changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not disturb any human remains, including those interred outside of formal cemeteries.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an

amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

iv. Landslides?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would

not result in an increase in the number of units allowed "by right". Therefore, the project would have no impact from the exposure of people or structures to potential adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not result in substantial soil erosion or the loss of topsoil.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not create a substantial risk to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not have an impact on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not create a significant hazard to the public or the environment.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

No Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies

hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

v. DAM EVACUATION PLAN

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would

not result in an increase in the number of units allowed "by right". The project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would

not result in an increase in the number of units allowed "by right". The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01).

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff offsite. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the

types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion

or siltation on- or off-site. The project will not alter the existing natural topography, vegetation, or drainage courses since the project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". There are no existing or planned storm water drainage systems proposed by the project, nor does the project require such systems.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any known additional sources of polluted runoff. In addition, the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff off-site. The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right"; therefore, no impact will occur.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from

a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

- m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

i. SEICHE

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are

accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

ii. TSUNAMI

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

iii. MUDFLOW

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right".

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would

not result in an increase in the number of units allowed "by right". The project does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling

Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, no potentially significant loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from

a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not expose people to or generate any noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from

a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not result in a substantial permanent increase in existing ambient noise levels in the project vicinity.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from

a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated

conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. Rather, the project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". The Second Dwelling Unit Ordinance procedure would be used instead of Accessory Apartment and Accessory Living Quarters provisions on certain lots with the approval of an Administrative Permit, however, this change would not result in substantial population increase since the units are limited in size and therefore could accommodate only a limited number of occupants. Therefore, these changes would not induce substantial population growth.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The proposed project will not displace any existing housing since the project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Existing Accessory Apartments and Accessory Living Quarters that were permitted under the existing ordinance will be allowed to remain pursuant to Section 6850 of the Zoning Ordinance. Therefore, this project would not displace any amount of existing housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: This project would not displace any amount of existing housing since the project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Existing Accessory Apartments and Accessory Living Quarters that were permitted under the existing ordinance will be allowed to remain pursuant to Section 6850 of the Zoning Ordinance. In addition, housing opportunities allowed under Accessory Apartment and Accessory Living Quarters provisions will now be accommodated by Second Dwelling Units. Therefore, the proposed project will not displace a substantial numbers of people, necessitating the construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, there is no requirement for the construction or expansion of recreational facilities and the project cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". It is not anticipated that the removal of Accessory Apartments or Accessory Living Quarters would create more traffic since these dwelling types are now simply being accommodated through a Second Dwelling Unit. The project does not propose any additional ADTs; therefore, the proposed project will have no impact on the existing traffic load and capacity of the street system.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". The project does not propose any additional ADTs; therefore, the proposed project will have no direct or cumulative impact on the level of service standard established by the County congestion management agency for designated roads or highways.

It should be noted that the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program commits the County to construct additional capacity on Circulation Element roadways and includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in the County of San Diego Transportation Impact Fee Report dated January 2005, and amended February 2008. This document is considered an adopted planning document which meets the definition referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, public and private funding necessary to construct transportation facilities including capacity enhancing improvements that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

Future single family dwellings and second dwelling units are required to pay the TIF prior to obtaining building permits, therefore, there will be a less than significant impact

on the level of service standard established by the County congestion management agency for designated roads or highways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Second Dwelling Units are allowed on legally created lots, containing an existing single family residence, which is a compatible use in residential areas and would not substantially increase hazards due to design features. Therefore, the proposed project will not alter traffic

patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impede adequate site distance on a road.

e) Result in inadequate emergency access?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". In addition, these units will be located on legally created lots which would provide access for the existing single family residence, so emergency access would exist. Therefore, the proposed project will not result in inadequate emergency access.

f) Result in inadequate parking capacity?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". No changes are proposed to the parking requirements associated with these accessory use types, therefore, the project will not result in inadequate parking capacity.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". The implementation will not result in any construction or new road design features; therefore, will not conflict with policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not exceed any wastewater treatment requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, there will be no impact on existing water supplies.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". Therefore, the project will not interfere with any wastewater treatment providers' service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". The project will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a zoning ordinance change to the Residential and Agricultural Use Types of the Accessory Use Regulations. The changes consist of a reduction in the types of accessory dwellings to simplify the regulations by eliminating Accessory Apartments and Accessory Living Quarters from the Code, and an amendment to the Second Dwelling Unit Regulations to change the permit process from a Minor Use Permit to an Administrative Permit for certain proposed Second Dwelling Units. These changes would not result in an intensification of use since these units are accessory to single family dwellings and the proposed changes to the ordinance would not result in an increase in the number of units allowed "by right". The project will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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DRAFT

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO SECOND DWELLING UNITS, ACCESSORY APARTMENTS, ACCESSORY LIVING QUARTERS AND GUEST LIVING QUARTERS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the following amendments will provide a necessary update to the Zoning Ordinance. Changes are being proposed in order to simplify the use regulations by reducing the number of accessory dwellings into two types: Second Dwelling Units and Guest Living Quarters. In short, a Second Dwelling Unit has all the accommodations as the primary structure with certain limitations such as structure size while the Guest Living Quarters is designed for the temporary use by guests or people employed on the premises. Guest Living Quarters do not have kitchen facilities or laundry facilities. Accessory Apartments and Accessory Living Quarters provisions are being repealed.

Section 2. Section 1110, DEFINITIONS (A) of the San Diego County Zoning Ordinance is hereby amended for the terms "Accessory Apartment" and "Accessory Living Quarters" to read as follows:

Accessory Apartment (Elderly/Handicapped/Family Member): A dwelling unit no greater than 640 square feet in floor area, located within or attached to a single detached dwelling, for occupancy by a maximum of two persons, one of whom shall be either 1) 60 years of age or older, 2) handicapped (as defined in the State Health and Safety Code) or 3) a member of the immediate family of the owner (related by blood, marriage or adoption) of the principal dwelling on the site. (Accessory Apartment provisions were repealed by Ord. No. XXXX, adopted XXXX).

Accessory Living Quarters: Living quarters, which may include kitchen facilities, within an accessory building or the within the primary dwelling for the sole use of persons employed on the premises and not rented or otherwise used as a separate dwelling. (Accessory Living Quarters provisions were repealed by Ord. No. XXXX, adopted XXXX).

Section 3. Section 1110, DEFINITIONS (G) of the San Diego County Zoning Ordinance is hereby amended for the term "Guest Living Quarters" to read as follows:

Guest Living Quarters: Living quarters attached to a primary dwelling unit without interior access or within a detached accessory building, which are for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises. Guest living quarters have neither kitchen facilities, wetbars nor laundry facilities and are not rented or otherwise used as a separate dwelling. ~~The total floor area of a guest living quarters shall not exceed 600~~

~~square feet or twenty-five percent (25%) of the square footage of the primary dwelling, whichever is greater.~~

Section 4. Section 6156.k, RESIDENTIAL AND AGRICULTURAL USE TYPES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

k. ~~In the A70, A72, RR, S87, S90 and S92 Use Regulations, one One guest living quarters is permitted allowed on a legal lot. Only one electric service drop and one electric meter to serve both the main dwelling and guest living quarters will be permitted. In the RS, RV, RU, RRO and S88-zones, one guest living quarters is permitted on a legal lot or building site not less than one-half-acre 20,000 square feet in net area. One guest living quarters may be permitted in the RS, RV, RU, RRO and S88-zones upon issuance of an Administrative Permit on a legal lot or building site which has an a net area of at least 40,000 square feet but less than one-half of an acre 20,000 square feet. Notice of guest living quarters Administrative Permit applications shall be given as provided in Section 7060(c). Guest living quarters are not permitted in other zones. Guest living quarters shall comply with all of the following requirements:~~

1. The total floor area of a guest living quarters shall not exceed thirty percent (30%) of the square footage of the primary dwelling up to a maximum of 600 square feet. Additional area, up to 50% of the square footage of the primary dwelling, may be permitted with the approval of an Administrative Permit.
2. Only one electric meter to serve both the main dwelling and guest living quarters will be allowed.
3. Guest living quarters shall not be allowed on a lot or parcel having a second dwelling unit, accessory apartment or accessory living quarters. Conversion of such a unit into guest living quarters is allowed provided all zoning and structural requirements are met. If said accessory unit was permitted by a discretionary permit, said permit shall be modified as required by the appropriate section of the Zoning Ordinance.
4. Notice of guest living quarters Administrative Permit applications shall be given as provided in Section 7060(c).
5. Before any Administrative Permit may be granted or modified, it shall be found:
 - (a). That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - (i). Harmony in scale, bulk, and coverage;
 - (ii). The harmful effect, if any, upon desirable neighborhood character;
 - (iii). The suitability of the site for the type and intensity of use or development which is proposed; and to
 - (iv). Any other relevant impact of the proposed use; and

- (b). That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
- (c). That the requirements of the California Environmental Quality Act have been complied with.

Section 5. Subsection l. of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the San Diego County Zoning Ordinance is hereby repealed:

- ~~l. Accessory Living Quarters. Accessory living quarters are permitted only as follows:~~
- ~~1. In zones subject to the RR Use Regulations upon the approval of an Administrative Permit by the Director.~~
 - ~~2. This use type shall comply with density regulations.~~
 - ~~3. One accessory living quarters may be permitted only where a primary dwelling already exists or is authorized for construction by the same building permit.~~
 - ~~4. Accessory living quarters shall have a maximum floor area of 900 square feet or 25% of the living area of the primary dwelling, whichever is greater.~~
 - ~~5. Prior to issuance of a building permit for an accessory living quarters the owner shall submit a notarized recorded copy of an agreement between the owner and the County of San Diego on a form supplied by the Department of Planning and Land Use. Said agreement shall state that the owner understands and declares that the accessory living quarters are for the sole use of persons employed on the premises and will not be rented or otherwise used as a separate dwelling. The agreement shall also include provisions stating that the owner consents to inspection of the premises by the codes enforcement officer in order to verify the terms of the agreement.~~

Section 6. Subsection w. of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the San Diego County Zoning Ordinance is hereby repealed:

- ~~w. Accessory Apartments (Elderly/Handicapped/Family Member). In order to provide additional rental housing for elderly (60 years of age or older) or handicapped persons as defined by Section 50072 of the State Health and Safety Code and family members (related by blood, marriage or adoption) while still maintaining the general character of a single family residential neighborhood, an Administrative Permit for one accessory apartment in conjunction with a single detached dwelling may be issued for properties in the RS, RV, RU, RR, A70, A72, S87, S88, S90 and S92 Use Regulations provided the following conditions are complied with:~~
- ~~1. Applicable building and other codes, and zoning requirements (including main building setbacks) with the exception of the density regulations of Section 4100, shall apply to accessory apartments.~~
 - ~~2. Off street parking shall be provided pursuant to the parking regulations in Section 6750, except that accessory apartment parking may be permitted in~~

~~the front or exterior side yard. Garage conversions are prohibited unless replacement covered off-street parking is provided concurrently.~~

- ~~3. Dwellings modified in conjunction with an accessory apartment shall, on sides adjacent to streets, retain the appearance of a single detached dwelling.~~
- ~~4. Accessory apartments shall not be permitted on a lot or parcel having guest living quarters or accessory living quarters. (Conversion of such quarters into an accessory apartment is permitted provided all zoning and structural requirements are met.)~~
- ~~5. Notice of accessory apartment applications shall be given as provided in Section 7060(c).~~
- ~~6. One of the dwelling units shall be occupied by the property owner. The dwelling unit not occupied by the owner shall only be occupied by person(s) that qualify as elderly, handicapped, or immediate family members.~~
- ~~7. Separate sale or ownership of accessory apartment from the primary dwelling on a lot or parcel is prohibited.~~
- ~~8. On a form provided by the Department of Planning and Land Use the owner shall file with the application a signed affidavit agreeing to accessory apartment occupancy requirements. The affidavit shall include provisions stating that 1) the owner consents to inspection of the premises by the codes enforcement officer in order to verify occupancy and 2) that the owner shall furnish a new affidavit to said officer upon request.~~
- ~~9. Prior to issuance of a building permit for an accessory apartment the owner shall submit a notarized recorded copy of an agreement between the owner and the County of San Diego on a form supplied by the Department of Planning and Land Use. Said agreement shall be filed with and become a permanent part of the Administrative Permit which granted the Accessory Apartment.~~
- ~~10. On a form provided by the Department of Planning and Land Use, subsequent owners shall be required to file an affidavit to establish eligibility before occupying the second dwelling unit on said property.~~

Section 7. Section 6156.x, RESIDENTIAL AND AGRICULTURAL USE TYPES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

- x. **Second Dwelling Units.** In zones where the Family Residential use type is allowed by right, a second dwelling unit is ~~permitted~~ allowed on a legal lot containing an existing single family detached residence, or to be constructed concurrently with a primary single family detached residence, provided the following requirements are complied with:
 1. The second dwelling unit shall either be attached to the primary unit, wholly or partially integrated into the primary unit, or detached from the primary unit. The

second unit may be attached to another permitted accessory building, except for those accessory units or other accessory buildings specified in paragraph 4, 5 or 6 below.

2. Applicable requirements of the building and other codes and of The Zoning Ordinance shall apply to second dwelling units. No Variances shall be granted in order to provide for the second unit.
3. A lot shall contain at least the minimum net area as required by the applicable zoning to qualify for a second dwelling; however, no second dwelling unit shall be permitted on a lot with a net area of less than 20,000 square feet, except pursuant to paragraph 12 below. If a legal lot is at least 1 net acre in size and does not contain at least the minimum net area as required by the applicable zoning, a second dwelling unit may be permitted pursuant to paragraph 12 below.

However, if the lot proposed for a second dwelling is groundwater dependent the minimum size must be twice that required by the residential density controls of Section 67.722 A.1. of the County Groundwater Ordinance (Ord. 7994 N.S.) unless an exception is granted pursuant to Section 67.750 (c) of that Ordinance.

4. Second dwelling units shall not be ~~permitted~~allowed on a lot or parcel with a guest living quarter, accessory living quarter, or accessory apartment. Conversion of such quarters into a second dwelling unit is ~~permitted~~ allowed provided all applicable zoning and other code requirements are met, and subject to the following procedures:
 - i. Application for modification of the Administrative Permit or Minor Use Permit that authorized the accessory unit proposed for conversion to a second dwelling unit and application for any other applicable permits; or
 - ii. If no Administrative or Minor Use Permit was required to authorize the accessory unit proposed for conversion (Guest Living Quarters in certain use regulations), by application for a building permit and any other applicable permits; or
 - iii. If the accessory unit proposed for conversion was established illegally, by application pursuant to this subsection "4" as if a new second dwelling unit was being proposed.
5. Second dwelling units with a living area exceeding 640 square feet shall provide ~~two additional off-street parking spaces~~ comply with the parking requirements for Family Residential under Section 6758. Second dwelling units with a living area not exceeding 640 square feet shall provide one additional off-street parking space. Said additional parking spaces shall not be in tandem with existing spaces. If establishment of the second dwelling unit involves a garage conversion, replacement covered off-street parking shall be provided concurrently. A garage or carport attached to the second dwelling unit shall not exceed 480 square feet of gross floor area. No other structures defined by

Section 6156.a, b or g shall be attached to a second dwelling unit. No other structures defined by Section 6156.h shall be attached to a second dwelling unit unless approved pursuant to paragraph 12 below.

6. The living area of a second unit shall not exceed 30 percent of the living area of the existing unit, up to a maximum floor area of 1,200 square feet, except pursuant to paragraph 12 below. However, a second unit of up to 400 square feet is permitted even if that figure exceeds 30 percent of the size of the primary dwelling. No other habitable space shall be attached to a detached second dwelling.
7. Applicants are required to provide evidence satisfactory to the Director of the following:
 - i. Adequate sewer service or approval by the Department of Environmental Health for use of a septic system;
 - ii. Adequate potable water supply; and
 - iii. That applicable school district fees have been paid.
8. The architectural design, building materials, colors and, if provided, covered parking shall be substantially the same as those of the primary dwelling. Color photographs of the street-facing sides of the existing primary dwelling shall be submitted with the second unit application.
9. No entrance to the second dwelling unit shall face an abutting street unless the entrance is shielded so as not to be apparent when viewed from the abutting street. Plant materials shall not qualify for shielding purposes.
10. Separate sale or ownership of a second dwelling unit from the primary dwelling located on a single lot is prohibited, unless a subdivision is created pursuant to the County Subdivision Ordinance.
11. Application for and issuance of a discretionary permit for a second dwelling shall be limited to the owner-occupant of the primary dwelling or his/her authorized agent. Owner-occupancy of either the primary dwelling or the second dwelling is required for the duration of the use of the second unit for residential purposes, except both units may be rented or leased for a period of up to one year upon written request to, and approval of, the Director. Said request shall state the change in life circumstances of the owner which necessitates interruption of continuous owner occupancy. Rental or leasing of both units may be extended by the Director for one additional period not exceeding six months upon further request of the owner.
12. a. A second dwelling unit may be authorized upon the issuance of a Minor Use Permit an Administrative Permit with notice to contiguous property owners pursuant to Section 7060c. and all findings per 12.b. below, to allow the following:

- i. Location on a legal lot or parcel of less than 20,000 square feet in net area, but not less than the minimum net area required by the applicable zoning; or on a legal lot that is at least one net acre in size and does not meet the minimum net area required by the applicable zoning.
- ii. A living area greater than 30 percent of the living area of the primary dwelling, not to exceed 50 percent thereof or 1,200 square feet, whichever is less.
- iii. Conversion to a second dwelling unit of an existing legal accessory living unit, or legalization as a second dwelling unit of an illegal accessory living unit which existed on July 1, 1994, when such existing living unit does not conform to one or more of the following requirements of this subsection x:
 - minimum lot size: however, no conversion shall be permitted on a lot of less than the minimum net lot area required by the applicable zoning; except on a legal lot that is at least one net acre in size and does not meet the minimum net area required by the applicable zoning.
 - maximum living area: however, a maximum living area of greater than 1200 square feet shall not be authorized;
 - off-street parking;
 - architectural design;
 - location of entrance;
 - height and/or setback: to the extent that a variance for height or setback was granted in connection with the establishment of a legal accessory living unit that existed on July 1, 1994, said variance shall be valid and applicable to the conversion of such accessory living unit to a second dwelling unit.

No other exceptions to this subsection or other provisions of this Ordinance shall be authorized by the ~~Minor Use Permit~~ Administrative Permit.

b. Before any Administrative Permit may be granted or modified, it shall be found:

- i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - (a). Harmony in scale, bulk, and coverage;
 - (b). The availability of public facilities, services and utilities;

- (c). The harmful effect, if any, upon desirable neighborhood character;
 - (d). The generation of traffic and the capacity and physical character of surrounding streets;
 - (e). The suitability of the site for the type and intensity of use or development which is proposed; and to
 - (f). Any other relevant impact of the proposed use; and
 - ii. That the impacts, as described in paragraph "i" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - iii. That the requirements of the California Environmental Quality Act have been complied with.
13. Prior to issuance of a building permit for a second dwelling unit, the owner of the property upon which the second dwelling unit is to be located shall submit a notarized and recorded copy of an agreement between the owner and the County of San Diego on a form supplied by the Department. Said agreement shall state that the owner understands and will abide by the requirements of this subsection, other applicable provisions of this Ordinance, and that said agreement is binding on all successors in interest to the subject property as long as the second dwelling unit is used or maintained for use as a separate dwelling unit.

Section 8. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.

Accessory Use Regulations

(Part of Section 6156)

		Guest Living Quarters (6156.k.)	Second Dwelling Unit (6156.x.)
LOCATION AND SIZE			
Applicable Use Types	Residential	■	■
	Commercial	-	-
	Industrial	-	-
	Agriculture	■	■
	Special Purpose	-	-
Net Lot Size Restrictions²	Must meet minimum required by zoning	-	■
	Must be 20,000 sf or larger	■	■
	Administrative Permit Exceptions		
	May be less than 20,000 sf	■	■
	Minimum zoning not met but 1 acre or larger	-	■
Unit Size Restrictions	Must be equal or greater than 400 sf	-	■
	May not exceed 30% of primary dwelling	■	■
	May not exceed 600 sf	■	-
	May not exceed 1,200 sf	-	■
	Administrative Permit Exceptions		
	Up to 50% of primary dwelling allowed	■	■
DESIGN AND USE			
Allowed Facilities	Kitchen	-	■
	Wetbar	-	■
	Laundry	-	■
Occupancy	Day Use by principle residents	■	■
	Employee	■	■
	Guests up to 30 days	■	■
	Guest more than 30 days	-	■
	Rental	-	■
Attachment to Other Structures	Primary Dwelling	■	■
	Detached garage/carport 480 sf or less	■	■
	Detached garage/carport greater than 480 sf	■	-
	Other habitable space	■	-
	Barn/agricultural storage building	■	-
	Administrative Permit Exceptions		
	Barn/agricultural storage building	-	■
Electric Metering	Separate Meter Allowed	-	■
PARKING			
Off-Street Parking Requirements³	1 space for units less than 640 sf	-	■
	2 spaces for units equal or greater than 640 sf	-	■

This Table is a summary only. For complete regulations see appropriate sections of the Zoning Ordinance. In case of conflict between the provisions graphically represented in this table and the provisions set forth in the text of the Zoning Ordinance, the provisions of the Zoning Ordinance text shall apply.

- Applicable
- Not Applicable

Footnotes:

1. Lot must have met the minimum net area required by zoning at the time the lot was legally created, pursuant to Policy G-3.
2. If lot is Groundwater dependent, the lot must be twice the minimum size required per Groundwater Ordinance Section 67.722 A.1.
3. Required spaces may not be in tandem with required spaces for primary dwelling. May not encroach into front or exterior side setbacks.
4. Ministerially approved, provided all criteria of DPLU (including Zoning/Building/Fire) and other County Departments are met.

